



## TO LET

### India Buildings

Horton Street  
Halifax  
HX1 1QE

- Prestigious Grade II Listed Building
- Up to 47,353 ft<sup>2</sup> (4,399.17 m<sup>2</sup>)
- Excellent Visibility from Halifax Train Station
- Potential to Split into Any Size
- Opposite Halifax Train Station
- Close to Halifax Bus Station
- Suitable for a Variety of Uses (STPP)





## Location

The property is situated at the junction of Horton Street and Church Street in the Halifax Town Centre, directly opposite the train station and a short distance from the newly constructed bus station.

Halifax has a resident population of approximately 88,000 and is situated at the heart of the Calderdale borough with a population of 206,000 (2021 Census).

The property lies within the eastern gateway of Halifax, with proximity of the Grade I listed Piece Hall – Yorkshire's Most Important Secular Building, attracting 2.7 million people each year.

Other attractions include the thriving Westgate Arcade the Halifax Borough Market, Eureka! The National Children's Museum and the headquarters of the Lloyds Banking Group.

Halifax also benefits from direct train services to London Kings Cross, Leeds and Manchester.

## Description

This stunning grade II listed showroom/retail block comprises of five main floors cycling a central glazed courtyard. The building can be either accessed via a large steel shutter door or one of the many public doorways placed around the building.

The building benefits from internal lifts and service points throughout the floor plans, to aid in breaking up the individual sections of the premises for different uses.

## Accommodation

The total approximate gross internal floor areas are:		
India Buildings		
	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	9,200	854.70
First Floor	9,651	896.59
Second Floor	9,651	896.59
Third Floor	9,651	896.59
Lower Ground Floor	9,200	854.70
<b>Total Approximate GIA</b>	<b>47,353</b>	<b>4,399.17</b>

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.





## Rent

The Rental to be calculated based of the floor area occupied and the final specification.

## Lease Terms

Lease length and other lease terms are negotiable, subject to covenant strength and level of Landlord works.

## Service Charge

A service charge will be levied to cover the proportional cost of expenditure on maintenance and repairs to common parts.

## Rateable Value

The property will require reassessing for Uniform Business Rates purposes.

## VAT

All figures are subject to VAT, at the prevailing rate.

## Energy Performance

The property has an Energy Performance Rating of D (93).

## Legal Fees

Each party is responsible for their own legal fees incurred in any letting transaction.

## Viewing

For further information or should you wish to arrange a viewing, please contact the Joint Letting agents:

## Piers Fisher

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**Walker Singleton**  
Chartered Surveyors

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